



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

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CASE INFORMATION: TC-11-19 SHOPPING CENTERS

COMPREHENSIVE PLAN GUIDANCE

Applicable Policy Statements	Policy T 6.4 Shared Parking Strongly encourage shared use parking for land uses where peak parking demand occurs at different times of day, reducing the total number of spaces. Policy T 6.5 Minimum Parking Standards Reduce the minimum parking standards over time and as appropriate to promote walkable neighborhoods and to increase use of transit and bicycles
Action Items	None

SUMMARY OF TEXT CHANGE

This text change would create a use classification and specific parking standards for shopping centers.

SUMMARY OF IMPACTS

Adoption of TC-11-19 would:

- Create a specific parking standard for shopping centers equivalent to one vehicle space per 350 square feet of gross floor area.
- Allow for tenant changes without triggering site plan submittal.

PUBLIC MEETINGS

Submitted	Committee	Planning Commission
9/24/19		9/24/19

PLANNING COMMISSION RECOMMENDATION

Reasonableness and Public Interest	
Recommendation	Approval
Motion and Vote	Motion: Second: Approval:

ATTACHMENTS

1. Staff Report
2. Draft Ordinance

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Analysis.

Planning Director

Planning Commission Chair

9/24/19

Staff Coordinator: Keegan McDonald: (919) 996-4630; Keegan.McDonald@raleighnc.gov



ZONING STAFF REPORT – TC-11-19 SHOPPING CENTERS

TC-11-19 SHOPPING CENTERS

Section Reference	6.1.4, 6.4.12, 7.1.2.C, 12.2.
Basic Information	This text change would create a use classification and specific parking standards for shopping centers.
Planning Commission Recommendation Deadline	December 10, 2019

COMPREHENSIVE PLAN GUIDANCE

Applicable Policy Statements	<p>Policy T 6.4 Shared Parking</p> <p>Strongly encourage shared use parking for land uses where peak parking demand occurs at different times of day, reducing the total number of spaces.</p> <p>Policy T 6.5 Minimum Parking Standards</p> <p>Reduce the minimum parking standards over time and as appropriate to promote walkable neighborhoods and to increase use of transit and bicycles</p>
Action Items	None

CONTACT INFORMATION

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OVERVIEW AND PURPOSE

Parking requirements are specified by use on the property. Typically, the requirements are expressed as a ratio of required parking to floor area within the building. For example, an office building would require one parking space for every 400 square feet of floor area. The uses listed in the parking matrix are intended to be consistent with the uses within the use chart in Chapter 6.

At issue is when a use changes within a shopping center. When the parking requirement increases by 10 spaces or 10%, whichever is less, due to a change of use, the applicant must go through the site plan process. This means that the City can ask for and require public improvements. For instance, if an office space were to convert to a restaurant, the parking requirement would increase, triggering a site plan. The tenant in the space would then be required to upgrade all public improvements surrounding the shopping center.

In the former Part 10 Zoning Code, there was a use known as “shopping center.” This use contained a specific parking standard of one space for each 250 square feet of floor area. The intent was to regulate these shopping centers as a consolidated development, and not as individual, disconnected units within a development. Under this code standard, there was not any increase in parking for shopping centers; therefore, tenant changes were all treated as a plot plan.

Staff chose a metric of one space per 350 square feet which is between that of retail (1:300) and office (1:400) uses.

IMPACTS

This change would create a specific parking standard for shopping centers. This would be applied with any new plan where a change in use is proposed. The impact would be primarily felt with existing shopping centers where one tenant leaves and another different tenant wishes to locate within the space.

ALTERNATIVES CONSIDERED

The current regulations could be maintained wherein each tenant’s parking demand would be assessed on an individual basis.

**ORDINANCE NO.
TC-11-19**

**AN ORDINANCE TO AMEND THE PART 10
RALEIGH UNIFIED DEVELOPMENT ORDINANCE TO ESTABLISH
PARKING STANDARDS FOR SHOPPING CENTER USES**

WHEREAS, the City of Raleigh Unified Development Ordinance does not provide parking standards for shopping center uses; and;

WHEREAS, shopping center uses will be regulated as consolidated development; and;

WHEREAS, the establishment of parking standards for shopping center uses will allow for tenant changes without the need for site plan submittal; and;

WHEREAS, any change or amendment to the Comprehensive Plan, the Street Plan, or any other adopted City plan, should be done in accordance with the procedure set forth in state law and the Unified Development Ordinance for Comprehensive Plan amendments;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
RALEIGH THAT:**

Section 1. Section 6.1.4. of the Raleigh Unified Development Ordinance, Allowed Principal Use Table, is hereby amended to insert alphabetically under the Commercial Use Category the language shown with underline, as shown below:

USE CATEGORY Specific Use	RESIDENTIAL					MIXED USE							SPECIAL					Definition/ Use Standards
	R-1	R-2	R-4	R-6	R-10	RX-	OP-	OX-	NX-	CX-	DX-	IX-	CM	AP	IH	MH	CMP	

* * *

Shopping Center	=	=	=	=	=	=	=	=	P	P	P	P	=	=	=	=	P	Sec. 6.4.11.
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Section 2. Section 6.4.12 of the Part 10 Raleigh Unified Development Ordinance, Vehicle Sales/Rental, is hereby amended by inserting the following language and renumbering the sections that follow accordingly:

Sec. 6.4.12. Shopping Center

A. Shopping Center Use Category

A planned unified development with dedicated commercial, office, recreational or public and institutional uses.

B. Use Standards

1. The shopping center contains at least three establishments with a minimum of one commercial or recreational use. The shopping center may contain more than one lot and other uses permitted by the applicable zoning district.
2. The shopping center contains at least twenty-five thousand square feet of gross floor area on a land area of at least two and one-half acres in size.

Section 3. Section 7.1.2.C. of the Raleigh Unified Development Ordinance, Parking Requirements by Use, is hereby amended to insert alphabetically under the Commercial Use Category the language shown with underline, as shown below:

USE CATEGORY Specific Use	Vehicle Parking (min)	Short-Term Bicycle Parking (min)	Long-Term Bicycle Parking (min)
COMMERCIAL			

* * *

<u>Shopping Center</u>	<u>1 space per 350 SF of gross floor area</u>	<u>1 space per 5,000 SF of gross floor area, minimum 4</u>	<u>None</u>
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Section 4. Article 12.2. Defined Terms. of the Part 10 Raleigh Unified Development Ordinance is hereby amended in insert the following alphabetically:

Shopping Center

A planned unified development that contains at least three establishments with commercial or recreational uses and contains at least 25,000 square feet of gross floor area on a land area of at least two and one-half acres in size.

Section 5. Where the changes in this ordinance cause a section reference to change, all applicable cross-references throughout the UDO shall also be changed.

Section 6. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 7. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 8. This text change has been reviewed by the Raleigh City Planning Commission.

Section 9. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Ordinance No.
Adopted:
Effective:

Section 10. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty dollar limit in N.C.G.S. §14-4(a) or similar limitations.

Section 11. This ordinance is effective 5 days after adoption.

ADOPTED:
EFFECTIVE:

DISTRIBUTION: Planning – Bowers, Crane, Holland
Development Services – Bailey-Taylor, Rametta
City Attorney – Tatum Currin, Hargrove-Bailey
Department Heads
Transcription Svcs – Taylor

Prepared by the Department of City Planning